

NAME: Charles A. J. BeaversADDRESS: 1122 North 22nd Street19740219000008130 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1974 12:00:00 AM FILED/CERTCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Thirty-Five Thousand Nine Hundred and no/100 -----Dollars
to the undersigned grantor, Colonial Building Corporation
a corporation, in hand paid by Terry Ross and wife, Jayne Ross
the receipt whereof is acknowledged, the said Colonial Building Corporation

does by these presents, grant, bargain, sell, and convey unto the said

Terry Ross and wife, Jayne Ross

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 24, Block 2, according to the Survey of Cahaba Valley Estates, Third
Sector, as recorded in Map Book 5, Page 107, in the Probate Office of
Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1974 which are a lien but not due and payable until October 1st, 1974.
2. 35' building line and 7.5' easement on North and West side as shown by recorded map. Said easements for public utilities, Storm Sewers, Storm Ditches, and Sanitary sewers.
3. Restrictions contained in Misc. Record 2, Page 224, in Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company as shown by instrument recorded in Volume 277, Page 640, in said Probate Office.

\$34,100.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Terry Ross and wife, Jayne Ross

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Colonial Building Corporation

does for itself, its successors

and assigns, covenant with said Terry Ross and wife, Jayne Ross, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said Terry Ross and wife, Jayne Ross, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Colonial Building Corporation

signature by Howard Walker Pearson III

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 15th day of February 1974.

ATTEST:

Colonial Building Corporation

By

Secretary.

Vice President

Shelby County
1172 N 22nd St
Shelby

TO

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the _____
day of _____ 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page 202, and examined.
25

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

Jefferson COUNTY;

I, the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Howard Walker Peerson, III
whose name as President of the Colonial Building Corporation
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of February 1974.

George Gus Webb
Notary Public

283 PAGE 582 X008

1211 025
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed 243.00
1974 FEB 19 AM 7:54
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad Johnson
JUDGE OF PROBATE

19740219000008130 2/2 \$.00
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